

FOR SUBLEASE  
25,172 RSF AVAILABLE

# 5513 LUMLEY ROAD

MORRISVILLE, NC 27560

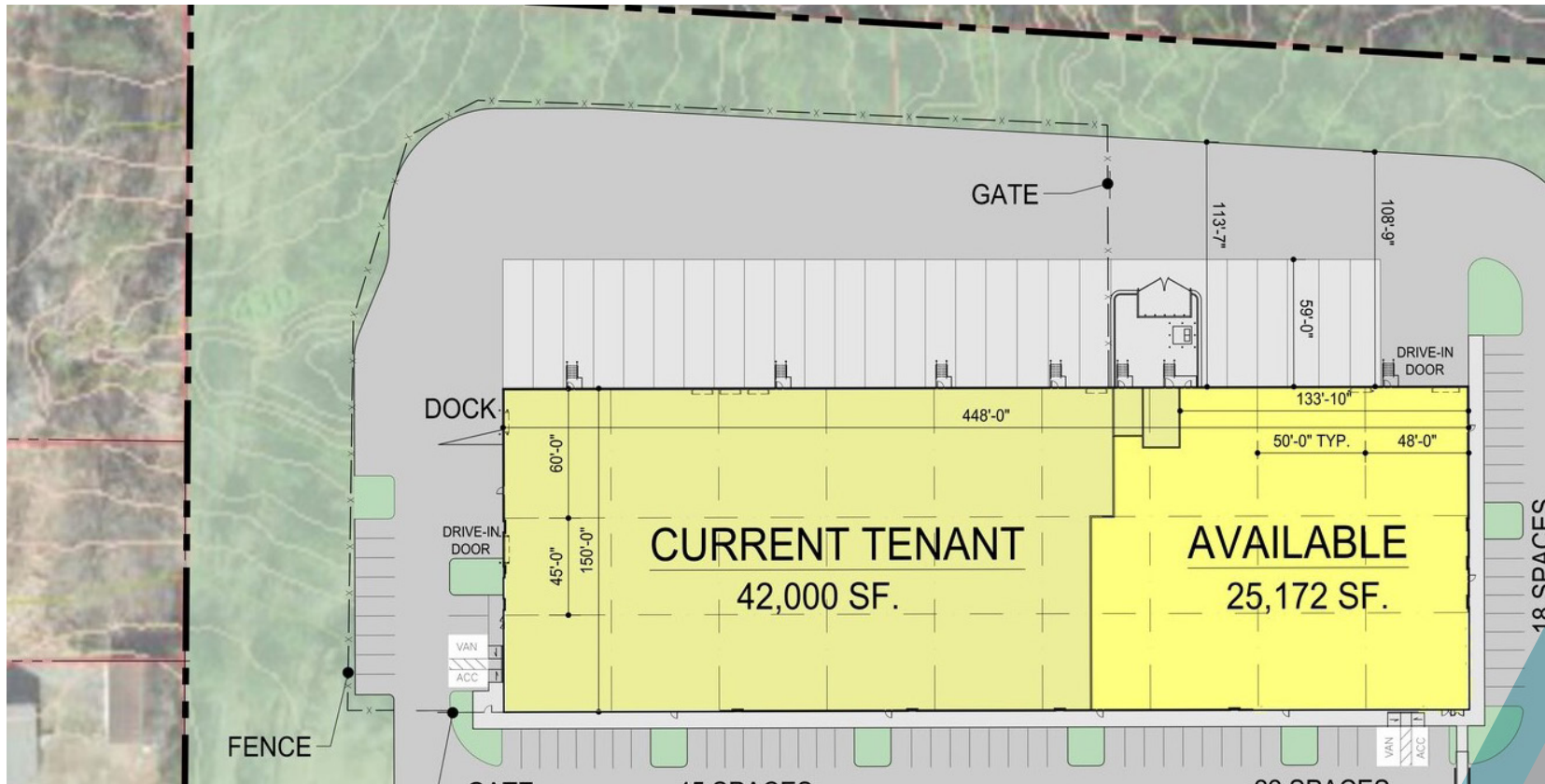


# 5513 LUMLEY ROAD



## PROPERTY FEATURES

<b>Building Size:</b>	67,200 SF	<b>Parking:</b>	40 Spaces	<b>Floor Thickness:</b>	6"
<b>Space Available:</b>	25,172 SF	<b>Year Built:</b>	2023	<b>Lights:</b>	Automatic LED
<b>Availability:</b>	Available Now	<b>Clear Height:</b>	28'	<b>Restroom:</b>	1 Restroom
<b>Rental Rate:</b>	Negotiable	<b>Dock Apron:</b>	60'	<b>Office:</b>	1 Conditioned Office
<b>Sublease Expiration:</b>	2/28/2029	<b>Sprinkler:</b>	ESFR	<b>Acerage:</b>	6.69 Acres
<b>Dock-High:</b>	Four (4) dock-high doors with edge levelers and seals	<b>Columns:</b>	50'w x 45'd	<b>Trailer Parking:</b>	Shared Storage Yard (1.2 acres)
<b>Drive-In:</b>	One (1) oversize drive-in door, ramp served	<b>Zoning:</b>	IL	<b>HVAC:</b>	Provided to Suit





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## PROPERTY PHOTOS

LOADING DOCKS



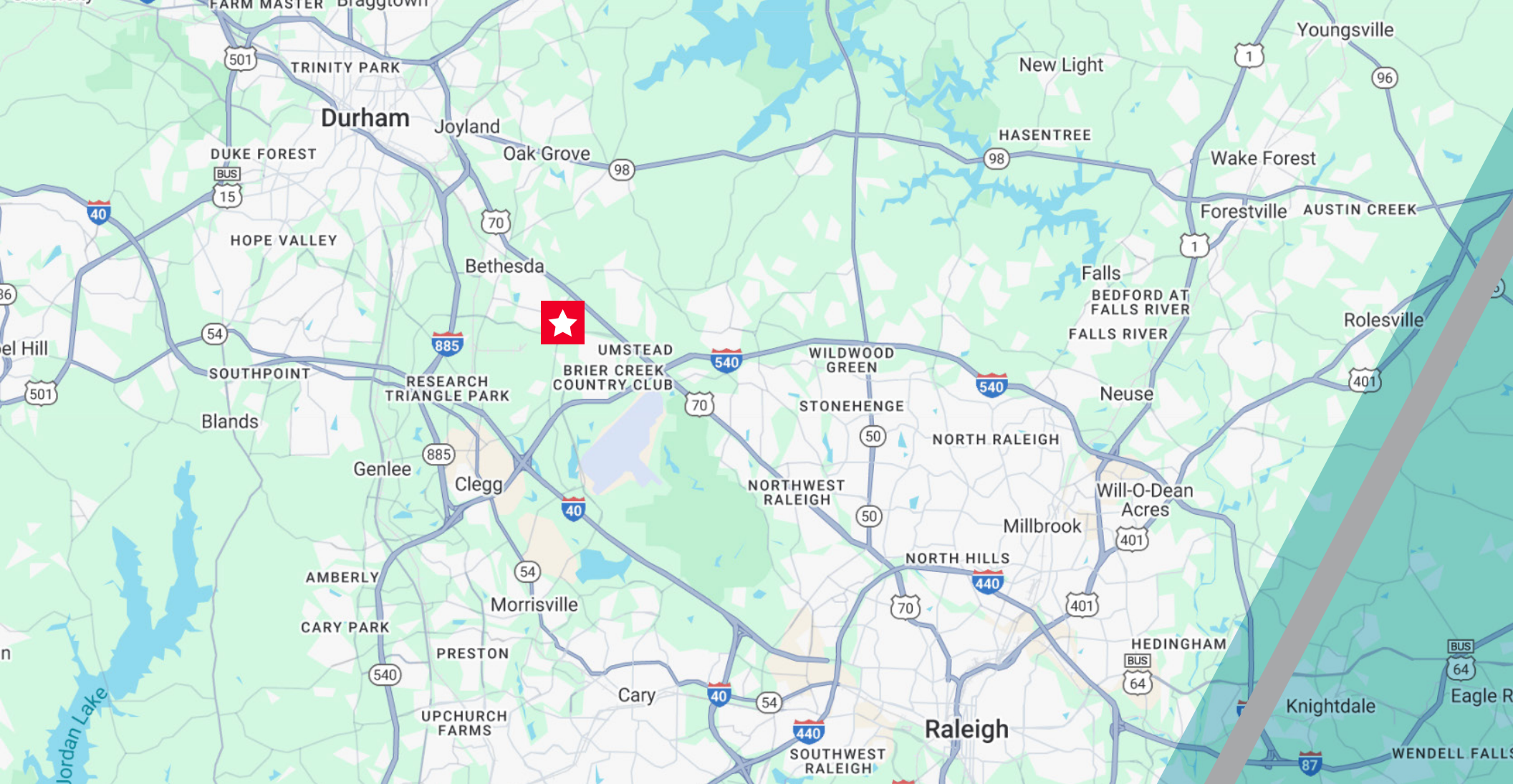
BUILDING EXTERIOR



SUITE INTERIOR







For more information, please contact:

**BEN LITKE**  
Managing Director  
+1 919 412 5058  
ben.litke@cushwake.com

**KRISTINE SMITH**  
Senior Associate  
+1 919 302 9262  
kristine.smith@cushwake.com

1 Fenton Main Street | Suite 480  
Cary, NC 27511  
Main +1 919 789 4255  
**cushmanwakefield.com**

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